

CITY OF MIDWEST CITY MEETINGS FOR January 28, 2025

All Council/Authority/Commission meetings of the City of Midwest City (MWC) elected officials will be held in the Council Chamber located at 100 N. Midwest Blvd., Midwest City, OK 73110, Oklahoma County, Oklahoma, unless notified otherwise.

Regularly scheduled meetings of the elected officials will be streamed live and recorded on the MWC YouTube channel: **Bit.ly/CityofMidwestCity** with the recorded videos available there within 48 hours.

Special Assistance for a Meeting: Send request via email to tanderson@midwestcityok.org or call 405-739-1220 no less than 24 hours prior to the start of a meeting. If special assistance is needed during a meeting, call 739-1388.

Please note that the elected officials will informally gather at or after 5:00 PM in the City Manager’s Conference room for dinner for evening meetings; however, no business will be discussed or acted upon. Meals will only be provided to the City Council and staff. Doors to the Council Chamber will be open to the public fifteen minutes prior to the start of a meeting.

For the purposes of all meetings of the MWC elected and/or appointed officials, the term “possible action” shall mean possible adoption, rejection, amendments, postponements, and/or recommendation to the City Council and/or Authorities.

Pursuant to Midwest City Resolution 2022-50, the following rules of conduct and engagement are in effect for all meetings of the MWC elected and/or appointed officials:

1. Only residents of the City, and/or identifiable business doing business in or with the City, or where it is required by statute during public hearings may speak during a public meeting, unless by majority vote of the City Council, non-residents may be permitted to comment on agenda items that impact them. To verify this new requirement, speakers must state their name and City residential/business address or provide/present proof of residential/business address to the City Clerk before addressing the elected officials.
2. There will be a 4 (four) minute time restriction on each speaker, which can be extended by a vote of the City Council, only if it benefits and/or clarifies the discussion at hand. The City Clerk, or designee, will be the timekeeper and will notify the chair when time has expired.
3. The Mayor/Chair reserves the right to remove individuals from the audience if they become disorderly. If the Mayor/Chair asks a disruptive individual to leave and the individual refuses to leave, the meeting will be recessed and appropriate law enforcement action will be taken.
4. Agenda items requesting action of the elected officials shall include:
   1. Presentation by City Staff and/or their invited guest speaker;
   2. If a public hearing is required, questions and discussion by and between the elected officials, City Staff, and the public;
   3. Questions and discussion by and between the elected officials and City Staff, invited guest speaker, and/or public during a public hearing; and
   4. Motion and second by the elected officials.
   5. If a motion is to be amended, the one who made the motion may agree and restate the motion with the amendment; however, if the maker of the motion does not agree to the amendment, the motion may be voted on as it stands.
   6. Final discussion and possible action/amended motion by the elected officials.



**CITY OF MIDWEST CITY COUNCIL AGENDA**

City Hall - Midwest City Council Chambers, 100 N. Midwest Boulevard

January 28, 2025 – 6:00 PM

Presiding members: Mayor Matthew Dukes                         City Staff:

Ward 1 Susan Eads                Ward 2 Pat Byrne                  City Manager Tim Lyon

Ward 3 Rita Maxwell             Ward 4 Marc Thompson        City Clerk Sara Hancock

Ward 5 Sara Bana                  Ward 6 Rick Favors               City Attorney Don Maisch

A. CALL TO ORDER.

B.    OPENING BUSINESS.

* Invocation by Assistant City Manager Vaughn Sullivan
* Pledge of Allegiance by ROTC Cadets
* Community-related announcements and comments

C.     CONSENT AGENDA. These items are placed on the Consent Agenda so the Council members, by unanimous consent, can approve routine agenda items by one motion. If any Council member requests to discuss an item(s) or if there is not unanimous consent, then the item(s) will be removed and heard in regular order.

1. Discussion, consideration and possible action to approve the December 10, 2024 meeting minutes.  (City Clerk - S. Hancock)

2. Discussion, consideration, and possible action to approve the January 14, 2025 special meeting minutes.  (City Clerk - S. Hancock)

3. Discussion, consideration and possible action of approving supplemental budget adjustments to the following funds for FY 2024-2025, increase: Fire Capitalization Fund, expenditures/Fire (64) $79,784. Reimbursed Projects Fund, expenditures/Stormwater (61) $7,995. Police State Seizures Fund, expenditures/Police (62) $15,000. Grants fund, revenues/Intergovernmental (21) $22,500; expenditures/Transfers Out (21) $22,500. Emergency Operations Fund, revenues/Transfers In (00) $22,500. (Finance - T. Cromar)

4. Discussion, consideration and possible action of approving the City to hire McAfee and Taft and to join in a Class Action Lawsuit against certain Pharmacy Benefit Managers and others for damages and equitable relief arising out of the conduct of the Defendants in connection with the pricing of insulin and other drugs, and delegating to the City Manager the authority to enter into a Legal Representation Agreement with McAfee and Taft on a contingency fee basis. (D. Maisch – City Attorney).

5. Discussion, consideration, and possible action of 1) appointing Ms. Lori Williams as the Ward 6 representative; and 2) re-appointing Bob Osmond as the Ward 2 representative, both to the Midwest City Historical Society. (City Manager - T. Lyon)

6. Discussion, consideration, and possible action of 1) declaring two of the city’s five Transitional Housing Program properties surplus; and 2) authorizing the Mayor, City Manager, and/or his designee to enter into the necessary contracts to implement the proposed disposition of the properties. (Grants Management - T. Craft)

7. Discussion, consideration and possible action, declaring (2) Treadmills, (1) Printer, (2) End Tables, (28) Chairs, (2) Pictures, and miscellaneous Office Supplies, as surplus and authorizing disposal by public auction, sealed bid or destruction, if necessary. (City Clerk - S. Hancock)

8. Discussion, consideration, and possible action to declare (1) Chevrolet Caprice and its contents, as surplus and authorizing disposal by public auction, sealed bid or other means necessary. (Police - G. Wipfli)

D.     DISCUSSION ITEMS.

1. Discussion and consideration of the Community Survey conducted by the ETC Institute.  (Communications and Recreations Director - J. Ryan)

2. Public hearing with discussion, consideration, and possible action, passing a resolution declaring the structure(s) located at **8515 N. E. 16th St.** a dilapidated building(s) as defined in Midwest City Ordinance "Section" 9-3 and abatement accordingly to the Municipal Code and setting dates to demolish and remove the structure(s) from the site. (Neighborhood Services - M. Stroh)

3. Public hearing with discussion, consideration, and possible action of passing a resolution declaring the structure(s) located at **1720 N. Spencer Rd** a dilapidated building(s) as defined in Midwest City Ordinance "Section" 9-3 and abatement accordingly to the Municipal Code and setting dates to demolish and remove the structure(s) from the site.  (Neighborhood Services - M. Stroh)

4. (MP-0019) Public hearing, discussion, consideration, and possible action of approval of the Minor Plat of Somerset Park Addition for the property described as a tract of land being a part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma City, described as Lot Thirteen (13) and a part of Lot Twelve (12) and  Lot Fourteen (14) in Block Two (2) of Somerset Park Addition in Oklahoma County, located at 7105 Hilltop Court, Midwest City, Oklahoma. (Planning & Zoning- M. Summers)

5. (PC-2191) Public hearing, discussion, consideration, and possible action on an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Community Commercial District (“C-3”) for the property described as the East 528 feet of the North Half (N/2) of the South Half (S/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of Section Two (2), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 1021 S. Douglas Blvd., Midwest City. (Planning & Zoning- M. Summers)

6. (PC-2192) Public hearing, discussion, consideration, and possible action on a resolution to amend the Comprehensive Plan from Single-Family Detached Residential Land Use to Medium Density Residential Land Use; and an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Simplified Planned Unit Development (“SPUD”), for the property described as a part of the Southwest Quarter (SW/4) of Section Twenty-Six (26), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 4604 Meadowoak Dr., Midwest City. (Planning & Zoning- M. Summers)

7. (PC-2195) Public hearing, discussion, consideration, and possible action of a resolution amending the Comprehensive Plan from Single-Family Detached Residential Land Use to Office/Retail Land use, and an ordinance to reclassify from Single-Family Detached Residential District (“R-6”) to Planned Unit Development (“PUD”) governed by Restricted Commercial District (“C-1”) for the property described as a part of the Southeast Quarter (SE/4) of Section Six (6), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma located at 10505 SE 15th Street, Midwest City, Oklahoma. (Planning & Zoning- M. Summers)

8. (PC-2194) Public hearing, discussion, consideration, and possible action on a resolution to amend the Comprehensive Plan from Office/Retail Land Use and Single-Family Detached Residential Land Use to Medium Density Residential Land Use; and an ordinance to redistrict from Community Commercial District (“C-3”) and Single-Family Detached (“R-6”) to Planned Unit Development (“PUD”), for the property described as a tract of land located in the Northeast Quarter (NE/4) of Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.  (Planning & Zoning- M. Summers)

9. (PC-2193) Public hearing, discussion, consideration, and possible action on a resolution to amend the Comprehensive Plan from Office/Retail Land Use and Medium Density Residential Land Use to Commercial Land Use and Medium Density Land Use; and an ordinance to redistrict from Planned Unit Development (“PUD”) to Planned Unit Development (“PUD”), for the property described as a tract of land located in the Northwest Quarter (NW/4) of Section Eight (8), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.  (Planning & Zoning- M. Summers)

E.     NEW BUSINESS/PUBLIC DISCUSSION. “In accordance with State Statue Title 25 Section 311. Public bodies - Notice. A-9, the purpose of the "New Business" section is for action to be taken at any Council/Authority/Commission meeting for any matter not known about or which could not have been reasonably foreseen 24 hours prior to the public meeting. The purpose of the "Public Discussion” section of the agenda is for members of the public to speak to the Council on any subject not scheduled on the regular agenda. The Council shall make no decision or take any action, except to direct the City Manager to take action, or to schedule the matter for discussion at a later date. Pursuant to the Oklahoma Open Meeting Act, the Council will not engage in any discussion on the matter until that matter has been placed on an agenda for discussion. THOSE ADDRESSING THE COUNCIL ARE REQUESTED TO STATE THEIR NAME AND ADDRESS PRIOR TO SPEAKING TO THE COUNCIL.”

F.     FURTHER INFORMATION.

1. Review of the City Manager's Report for the month of November 2024. (Finance - T. Cromar)

2. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager for November 2024. (Human Resources - T. Bradley)

3. Monthly Residential and Commercial Building report for November 2024 Building Report (Engineering & Construction Services—C. Evenson)

4. Code Enforcement report for full year of 2024 (Neighborhood Services - M. Stroh)

5. Review of the May 20, 2024 Americans with Disabilities Act Transition Plan Committee Meeting Minutes. (Planning and Zoning - M. Summers)

6. Status report on the Comprehensive Plan Update for December 2024. (Planning and Zoning - M. Summers)

7. Monthly Residential and Commercial Building report for December 2024 Building Report (Engineering & Construction Services—C. Evenson)

8. Monthly report on the City of Midwest City Employees' Health Benefits Plan by the City Manager for December 2024. (Human Resources - T. Bradley)

9. Review of the December 3, 2024 Planning Commission Meeting Minutes. (Planning and Zoning - M. Summers)

10. Review of the November 5, 2024 Planning Commission Meeting Minutes. (Planning and Zoning - M. Summers)

11. Review of the City Manager's Report for the month of December 2024.(Finance - T. Cromar)

G.     ADJOURNMENT.

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**MUNICIPAL AUTHORITY AGENDA**

City Hall - Midwest City Council Chambers, 100 N. Midwest Boulevard

January 28, 2025 – 6:01 PM

Presiding members: Chairman Matthew Dukes City Staff:

Trustee Susan Eads Trustee Marc Thompson General Manager Tim Lyon

Trustee Pat Byrne Trustee Sara Bana Secretary Sara Hancock

Trustee Rita Maxwell Trustee Rick Favors Authority Attorney Don Maisch

A.     CALL TO ORDER.

B.     CONSENT AGENDA. These items are placed on the Consent Agenda so the Trustees, by unanimous consent, can approve routine agenda items by one motion. If any Trustee requests to discuss an item(s) or if there is not a unanimous consent, then the item(s) will be removed and heard in regular order.

1. Discussion, consideration and possible action to approve the December 10, 2024 meeting minutes.  (Secretary- S. Hancock)

2. Discussion, consideration, and possible action to approve the January 15, 2025 meeting minutes.  (Secretary - S. Hancock)

3. Discussion, consideration and possible action of approving supplemental budget adjustments to the following fund for FY 2024-2025, increase: Sewer Construction Fund, expenditures/Sewer Construction (46) $225,000.  Wastewater Fund, revenue/Intergovernmental (00) $10,000; expenditures/Sewer (43) $10,000. Sanitation Fund, expenditures/Sanitation (41) $176,860. Wastewater Fund, expenditures/Sewer (43) $51,000. Sewer Construction Fund, expenditures/Sewer Construction (46) $257,275. (Finance - T. Cromar)

C.     DISCUSSION ITEMS.

1. Discussion, consideration, and possible action of approving Work Order No. 2400949 to the Master Services Agreement with Garver, LLC, in the amount of $417,245.00 to provide engineering services related to the Water Resources Recovery Facility Master Planning project. (Public Works - R. Streets)

D.    NEW BUSINESS/PUBLIC DISCUSSION. In accordance with State Statue Title 25 Section 311. Public bodies - Notice. A-9, the purpose of the "New Business" section is for action to be taken at any Council/Authority/Commission meeting for any matter not known about or which could not have been reasonably foreseen 24 hours prior to the public meeting. The purpose of the "Public Discussion” section of the agenda is for members of the public to speak to the Authority on any subject not scheduled on the regular agenda. The Authority shall make no decision or take any action, except to direct the City Manager to take action, or to schedule the matter for discussion at a later date. Pursuant to the Oklahoma Open Meeting Act, the Authority will not engage in any discussion on the matter until that matter has been placed on an agenda for discussion. THOSE ADDRESSING THE AUTHORITY ARE REQUESTED TO STATE THEIR NAME AND ADDRESS PRIOR TO SPEAKING TO THE AUTHORITY.

E.     FURTHER INFORMATION.

1. Review of the monthly report on the current financial condition of the Delta Hotel and the Reed Center for the period ending November 30, 2024. (Director of Operations - R. Rushing)

F.      ADJOURNMENT.

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**MEMORIAL HOSPITAL AUTHORITY AGENDA**

City Hall - Midwest City Council Chambers, 100 N. Midwest Boulevard

January 28, 2025 – 6:02 PM

Presiding members: Chairman Matthew Dukes City Staff:

Trustee Susan Eads Trustee Marc Thompson General Manager Tim Lyon

Trustee Pat Byrne Trustee Sara Bana Secretary Sara Hancock

Trustee Rita Maxwell Trustee Rick Favors Authority Attorney Don Maisch

A. CALL TO ORDER.

B.     CONSENT AGENDA. These items are placed on the Consent Agenda so the Trustees, by unanimous consent, can approve routine agenda items by one motion. If any Trustee requests to discuss an item(s) or if unanimous consent is not received, then the item/s will be removed and heard in regular order.

1. Discussion, consideration and possible action to approve the December 10, 2024 meeting minutes.  (Secretary- S. Hancock)

2. Discussion, consideration and possible action of approving an amendment to the grant awarded to the St. Matthew United Methodist Church for the repair and upgrade of the Church kitchen used for the Mobile Meal and Midweek Program Ministries. (D. Maisch – Attorney).

C. DISCUSSION ITEM.

1. Discussion, consideration and possible action of approving a loan agreement and terms for the Hospital Authority to loan to Sooner Town Center II (STC II) the sum of $5,800,000.00 in a construction loan for the improvements to be made to the former Dick’s Sporting Goods and delegating to the General Manager for the Hospital Authority the authority to execute any and all necessary documents. (D. Maisch – Attorney).

D. NEW BUSINESS/PUBLIC DISCUSSION. In accordance with State Statue Title 25 Section 311. Public bodies - Notice. A-9, the purpose of the "New Business" section is for action to be taken at any Council/Authority/Commission meeting for any matter not known about or which could not have been reasonably foreseen 24 hours prior to the public meeting. The purpose of the "Public Discussion” section of the agenda is for members of the public to speak to the Authority on any subject not scheduled on the regular agenda. The Authority shall make no decision or take any action, except to direct the City Manager to take action, or to schedule the matter for discussion at a later date. Pursuant to the Oklahoma Open Meeting Act, the Authority will not engage in any discussion on the matter until that matter has been placed on an agenda for discussion. THOSE ADDRESSING THE AUTHORITY ARE REQUESTED TO STATE THEIR NAME AND ADDRESS PRIOR TO SPEAKING TO THE AUTHORITY.

E. EXECUTIVE SESSION.

1. Discussion, consideration, and possible action of 1) entering into executive session, as allowed under 25 O.S. § 307(B)(3), to confer on matters pertaining to purchase or appraisal of real property in Carburetor Alley; and 2) in open session, authorizing the general manager/administrator to take action as appropriate based on the discussion in executive session. (Economic Development - R. Coleman)

F. ADJOURNMENT.